

ZB# 79-3

Ponderosa Systems

35-1-59.21

Public Hearing ①

~~March 12, 1979 -~~  
8pm, ~~not held~~.

Sign Variance

CCPD to be notified <sup>6/20/79</sup> <sub>th.</sub>

~~Public Hearing - June 25, 1979.~~

8:15 pm

Public Hearing - Aug. 13th  
8pm.

Notice <sup>sent</sup> to Newspaper - 7/9/79.

File with Town Clerk



P.O. Box 578  
Dayton, Ohio 45401

Louis D. Foley  
Eastern Regional Construction Manager

EASTERN REGIONAL OFFICE

925 Clifton Avenue  
Clifton, New Jersey 07013 (201) 472-7200 ~~(201) 251-8872~~

GENERAL RECEIPT

4074

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

RECEIVED OF

July 24 19 79  
Ponderosa Systems Inc. \$ 50.00

FOR

DISTRIBUTION:

FUND	CODE	AMOUNT
50.00		
ck.		

DOLLARS

BY

Pauline C. Townsend  
Town Clerk

TITLE

Williamson Law Book Co., Rochester, N. Y. 14609

Peter -

4x30 sign on building

Ponderosa Systems, Inc.



ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x

In the Matter of the Application of  
PONDEROSA SYSTEMS, INC.

DECISION GRANTING  
SIGN VARIANCE.

#79-3.

-----x

WHEREAS, PONDEROSA SYSTEMS, INC., P. O. Box 578, Dayton, Ohio, has made application for a sign variance before the Zoning Board of Appeals for the purposes of erecting a sign at their restaurant site located at Route 32, Town of New Windsor, New York, in a "C" (Designed Shopping Center) zone; and

WHEREAS, a public hearing was held on the 13th day of August, 1979 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant was represented by its agent and construction supervisor, Peter Cselovszky; and

WHEREAS, the application was opposed by an adjacent property owner; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Evening News, also as required by law.

2. The evidence shows that the variance sought will not alter the general character of the neighborhood.

3. The evidence shows that denial of the variance will result in significant economic injury to the applicant.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the sign variance requested is not granted.

2. The evidence shows that the sign variance as requested will not result in substantial detriment to the adjoining properties or change the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED that the Zoning Board of Appeals of the Town of New Windsor grant a sign variance of 116 ft. to PONDEROSA SYSTEMS, INC. in strict conformity with the proposed drawings submitted to and on file with the ZBA.

BE IT FURTHER RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: September 24, 1979.

  
Chairman



1763

*Peter C.*  
TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK  
(914) 565-8550

August 14, 1979

PONDEROSA SYSTEMS, INC.  
P. O. Box 578  
Dayton, Ohio

RE: APPLICATION FOR SIGN VARIANCE  
NEW WINDSOR ZONING BOARD OF APPEALS

Gentlemen:

This is to confirm that your above application for 116 sq. ft. sign variance was granted before the New Windsor Zoning Board of Appeals at its regular meeting on August 13, 1979.

Very truly yours,

*Patricia Delio*

PATRICIA DELIO, Secretary  
New Windsor Zoning Board of Appeals

/pd

cc: Howard Collett, Bldg./Zoning Inspector  
Town of New Windsor  
Town Planning Board

TOUR OF THE VILLAGE  
ZONING BOARD OF APPEALS

CC: Planning Board

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

79-3  
(Number)

6-5-79  
(Date)

I. Applicant information:

(513) 890-6400

- (a) PENDEROSA SYSTEM INC. P.O. Box 578 DAYTON, OHIO  
(Name, address and phone of Applicant)
- (b) SAME AS ABOVE  
(Name, address and phone of purchaser or lessee)
- (c) JOHN MOHR P.O. Box 578 DAYTON, OHIO (513) 890-6400  
(Name, address and phone of attorney)
- (d) NO REALTORS  
(Name, address and phone of broker)

II. Application type:

- ☐ Use variance
- ☐ Area variance
- ☒ Sign variance
- ☐ Special permit

III. Property information:

- (a) C 334 GR.#32 NEW 35 1 39.21 1.1 ACRES.  
(Zone) (Address) (H B L) (Lot size)

(b) What other zones lie within 500 ft.? PI

(c) Is a pending sale or lease subject to ZBA approval of this application? NO

(d) When was property purchased by present owner? 8-23-78

(e) Has property been subdivided previously? NO When? \_\_\_\_\_

(f) Has property been subject of variance or special permit previously? NO When? \_\_\_\_\_

(g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? YES If so, when 1/22/79 for sign

79-3  
(Number)

6-5-79  
(Date)

I. Applicant information:

(513) 890-6400

- (a) PONDEROSA SYSTEM INC. P.O. Box 578 DAYTON, OHIO  
(Name, address and phone of Applicant)
- (b) SAME AS ABOVE  
(Name, address and phone of purchaser or lessee)
- (c) JOHN MOHR P.O. Box 578 DAYTON, OHIO (513) 890-6400  
(Name, address and phone of attorney)
- (d) NO REALTORS  
(Name, address and phone of broker)

II. Application type:

- ☐ Use variance
- ☐ Area variance
- ☒ Sign variance
- ☐ Special permit

III. Property information:

- (a) C 334 Rte. #32 New 35 1 59.21 1.1 ACRES.  
(Zone) (Address) (WINDSOR) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? PI
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 8-23-78
- (e) Has property been subdivided previously? NO When? \_\_\_\_\_
- (f) Has property been subject of variance or special permit previously? NO When? \_\_\_\_\_
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? YES If so, when 1/27/79 for sign
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. NO

☐ IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_, to allow

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

☐ V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>/</u>	<u>/</u>	<u>/</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.



V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

\* Residential districts only

\*\* Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

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VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section 48-9, Table OF USE, Column D <sup>REQS.</sup>

		Requirements	Proposed or Available	Variance Request
FREE-STANDING BUILDING SIGN	Sign 1	<u>80 sq'</u>	<u>156 sq' BOTH SIDES</u>	<u>76 sq'</u>
	Sign 2	<u>80 sq'</u>	<u>120 sq'</u>	<u>40 sq'</u>
	Sign 3	<u>                    </u>	<u>                    </u>	<u>                    </u>
	Sign 4	<u>                    </u>	<u>                    </u>	<u>                    </u>
	Sign 5	<u>                    </u>	<u>                    </u>	<u>                    </u>
Total		<u>160 sq.ft.</u>	<u>276 sq.ft.</u>	<u>116 sq.ft.</u>

- ✓ (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

SEE ATTACHED PLANS. SIGN USE PANDORA STEAK HOUSE, IN A LOCALITY THAT PRESENTLY HAS SIMILAR SIGN E.G. MCDONALD'S, FRANK'S PIZZA, SAMBO'S AND HESS. ENTIRE ROAD HAS COMMERCIAL SIGNAGE FOR APPROX. 2 MILES.

- ✓ (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

111 sq. ft.



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VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section 48-9, Table OF USE, Column D <sup>REQS.</sup>

		Requirements	Proposed or Available	Variance Request
FREE-STANDING BUILDING SIGN	Sign 1	<u>80 sq'</u>	<u>156 sq' BOTH SIDES</u>	<u>76 sq'</u>
	Sign 2	<u>80 sq'</u>	<u>120 sq'</u>	<u>40 sq'</u>
	Sign 3	<u>                    </u>	<u>                    </u>	<u>                    </u>
	Sign 4	<u>                    </u>	<u>                    </u>	<u>                    </u>
	Sign 5	<u>                    </u>	<u>                    </u>	<u>                    </u>
	Total	<u>160 sq.ft.</u>	<u>276 sq.ft.</u>	<u>116 sq.ft.</u>

- ✓ (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

SEE ATTACHED PLANS. SIGN USE PONDEROSA STEAK HOUSE, IN A LOCALITY THAT PRESENTLY HAS SIMILAR SIGN EG. MCDONALD'S, FRANK'S PIZZA, SAMBO'S AND HESS. ENTIRE ROAD HAS COMMERCIAL SIGNAGE FOR APPROX. 2 MILES.

- ✓ (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

276 sq. ft.

☐ VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.
- (b) Describe in detail the use and structures proposed for the special permit.

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☐ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

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☒ IX. Attachments required:

- ☒ Copy of letter of referral from Building and Zoning Inspector.
- ☐ Copy of contract of sale, lease or franchise agreement.
- ☐ Copy of tax map showing adjacent properties
- ☐ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ Copy(ies) of sign(s) with dimensions.
- ☒ Check in amount of \$50.00 payable to Town of New Windsor.

Photos of existing premises which show all present signs and landscaping

- (b) Describe in detail the use and structures proposed for the special permit.

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☐ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

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☒ IX. Attachments required:

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  - ☐ Copy of contract of sale, lease or franchise agreement.
  - ☐ Copy of tax map showing adjacent properties
  - ☐ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
  - ☒ Copy(ies) of sign(s) with dimensions.
  - ☒ Check in amount of \$50.00 payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.
- All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- ☐ Other

(Official Use Only)

X. AFFIDAVIT.

Date 6-5-79

STATE OF NEW YORK )  
 ) SS.:  
COUNTY OF ORANGE )

The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

x Peter Gelowfey (CONSR. SUPER.)  
(Applicant)

Sworn to before me this

5th day of June, 1979.

Patricia Delio

PATRICIA DELIO  
Notary Public, State of New York  
Appointed in Orange County  
My Commission expires Mar. 30, 1980.

XI. ZBA Action:

- (a) Public Hearing date \_\_\_\_\_
- (b) Variance is \_\_\_\_\_
- (c) Special Permit is \_\_\_\_\_
- (c) Conditions and safeguards \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY RESO-  
LUTION OF ZONING BOARD OF APPEALS.

The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

x Letu Gelowsky (CONSTR. SUPER.)  
(Applicant)

5th day of June, 1979.

Patricia Delio

XI. ZBA Action:

- (a) Public Hearing date \_\_\_\_\_
- (b) Variance is \_\_\_\_\_
- (c) Special Permit is \_\_\_\_\_
- (c) Conditions and safeguards \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS.

(914) 565-8550

August 14, 1979

PONDEROSA SYSTEMS, INC.  
P. O. Box 578  
Dayton, Ohio

RE: APPLICATION FOR SIGN VARIANCE  
NEW WINDSOR ZONING BOARD OF APPEALS

Gentlemen:

This is to confirm that your above application for 116 sq. ft. sign variance was granted before the New Windsor Zoning Board of Appeals at its regular meeting on August 13, 1979.

Very truly yours,

PATRICIA DELIO, Secretary  
New Windsor Zoning Board of Appeals

/pd

cc: Howard Collett, Bldg./Zoning Inspector  
Town of New Windsor  
Town Planning Board

19-3

TOWN OF NEW WINDSOR  
ORANGE COUNTY, N. Y.  
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. ....

Date JAN 17, 1979

To PONDEROSA SYSTEMS INC  
RODA ELECTRICAL SIGN SERVICE INC  
PO Box 2297 NEWBURGH

PLEASE TAKE NOTICE that your application dated JAN 17, 1979  
for permit to ERECT SIGN 6'x13' FOR PONDEROSA SYSTEMS INC  
at the premises located ON ROUTE 32

is returned herewith and disapproved on the following grounds:

- EXCEEDS PERMITTED SIZE
- ① free-standing sign - { 10 sq. ft. PERMITTED  
156 sq. ft. REQUESTED 6x13 - 78 sq. ft. -
- ② Building sign - { 120 sq. ft. requested  
50 permitted  
70 sq. ft.

Howard R. Calvert  
Building Inspector

**INTER-OFFICE CORRESPONDENCE**

**TO:** TOWN PLANNING BOARD  
**FROM:** ZONING BOARD OF APPEALS  
**SUBJECT:** PUBLIC HEARINGS BEFORE ZBA - 8/13/79  
**DATE:** August 6, 1979

Kindly be advised that the following Public Hearing will be heard before the ZBA on August 13, 1979 at 7:30 p.m.:

8 p.m. - Application for sign variance of  
PONDEROSA SYSTEMS INC.

8:15 p.m. - Application for area variance  
of JOHN F. O'NEILL and AGNES A. O'NEILL

8:30 p.m. - Application for sign variance of  
YE PEASANT POT INN

I have attached hereto, for your information, pertinent applications together with public hearing notices for each.

Pat

/pd

Enclosures

cc: Howard Collett, Bldg/Zoning Inspector





# COUNTY OF ORANGE

## Department of Planning

124 MAIN STREET (1887 Building)

GOSHEN, NEW YORK 10924

TEL. (914) 294-5151

Peter Garrison, A.I.P., Commissioner

Edwin J. Garling, A.I.P., Deputy Commissioner

JUL 09 1979

July 3, 1979

Mr. Mark Stortecky, Chairman  
New Windsor Zoning Board of Appeals  
Town Hall  
New Windsor, New York 12550

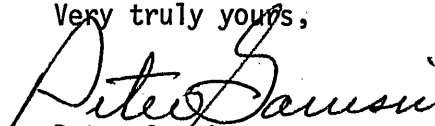
Re: Variance - Ponderosa Systems, Inc.

Dear Mr. Stortecky:

This office, pursuant to the provisions of Section 239, 1 and m, Article 12-B of the General Municipal Law of the State of New York, has reviewed the above variance.

We hereby return the matter for final local determination.

Very truly yours,

  
Peter Garrison  
Commissioner of Planning

Reviewed by: Joel Shaw  
Sr. Planner

JS/jlm



1763

# OFFICE OF THE ASSESSOR

## TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
555 Union Avenue

New Windsor, New York 12550  
(914) 565-8808

*Returned 8-1-79*  
Catanzaro Ignazio & Charles  
10 Willow Parkway  
New Windsor, N.Y. 12550

OK ✓ New Windsor Associates  
c/o Sam Linder  
161 Hillside Ave.  
Cresskill, N.J. 07626

OK ✓ Deyo Jesse D & Margaret  
340 Windsor Highway  
New Windsor, N.Y. 12550

OK ✓ City School District of Newburgh  
Vails Gate Elementary School  
98 Grand Street  
Newburgh, N.Y. 12550

OK ✓ Kaduk Daniel & Eleanor K  
c/o Northern Homes Equipment  
MD 15 Rte 17K  
Newburgh, N.Y. 12550

OK ✓ Harris Benjamin  
Wennet Etta  
PO Box 2552  
Newburgh, N.Y. 12550

OK ✓ Rottmeier Dev Co Inc.  
c/o Newburgh Pork Store  
3278 Windsor Highway  
New Windsor, N.Y. 12550

OK ✓ Kentucky Fried Chicken of Newburgh  
Inc.  
c/o Headlee Management  
PO Box 2818  
Newburgh, N.Y. 12550

OK ✓ Stinsons Tropical World Ltd.  
3 Brooker Drive  
Newburgh, N.Y. 12550

Horowitz William Corp. ✓  
711 E 140th Street  
New York, N.Y. 10037 *unclaimed*

OK ✓ Lauterbach Charles H & Edna A  
42 Continental Drive  
New Windsor, N.Y. 12550

Muise Raymond J & Pauline  
44 Continental Drive  
New Windsor, N.Y. 12550

OK ✓ Kroun Renee  
46 Continental Drive  
New Windsor, N.Y. 12550

OK ✓ Deery Edward J & Eileen G  
48 Continental Drive  
New Windsor, N.Y. 12550

OK ✓ Stivala George J & Viola  
50 Continental Drive  
New Windsor, N.Y. 12550

"B"



Post Office Box 578 • Dayton, Ohio 45401

Eastern Regional Office

925 Clifton Avenue • Clifton, New Jersey 07013 (201) 472-8200

7200

May 3, 1979

RODA ELECTRIC COMPANY  
70 City Terrace  
Newburgh, New York 12550

Re: Authorization - New Windsor, N.Y.

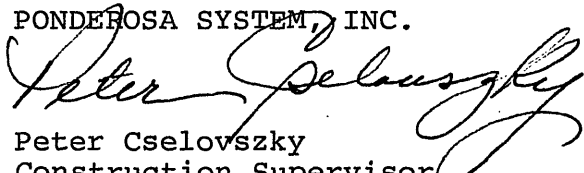
Gentlemen:

I hereby authorize you/your firm to act as a representative on behalf of Ponderosa System, Inc. in securing a hearing for a free-standing sign permit for the above captioned location.

Should you require further assistance/information, please contact the undersigned.

Sincerely,

PONDEROSA SYSTEM, INC.

  
Peter Cselovszky  
Construction Supervisor

PC:gt



P.O. BOX 578, DAYTON, OHIO 45401 PHONE 513/890-6400

JUL 23 1979

JUL 22 1979

July 16, 1979

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, New York 12550

Attention: Zoning Board of Appeals

Re: Ponderosa Steak House  
Route 32  
New Windsor, New York

Gentlemen:

Attached please find Ponderosa System, Inc.'s check #019391 in the sume of Fifty (\$50.00) Dollars which is payment of a sign variance approval fee for the above captioned location. Please forward a receipt for same to the undersigned.

Thank you.

Very truly yours,

PONDEROSA SYSTEM, INC.

A handwritten signature in cursive script that reads "Susan L. Plassenthal".

Susan L. Plassenthal  
Unit Development Co-Ordinator

SLP:blm

cc: Robert J. Carroll  
Lou Foley  
Peter Cselovszky

PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the  
TOWN OF NEW WINDSOR, New York will hold a Public Hearing  
pursuant to Section 48-33A of the Zoning Ordinance on the  
following proposition:

Appeal No. 3

Request of PONDEROSA SYSTEMS INC.

for a VARIANCE ~~SPECIAL USE PERMIT~~ of  
the regulations of the Zoning Ordinance, to permit  
the erection of two (2) signs which are  
oversized,

being a VARIANCE ~~SPECIAL USE PERMIT~~ of  
Section 48-9-Table of Use Regulations-Column D  
for property situated as follows:

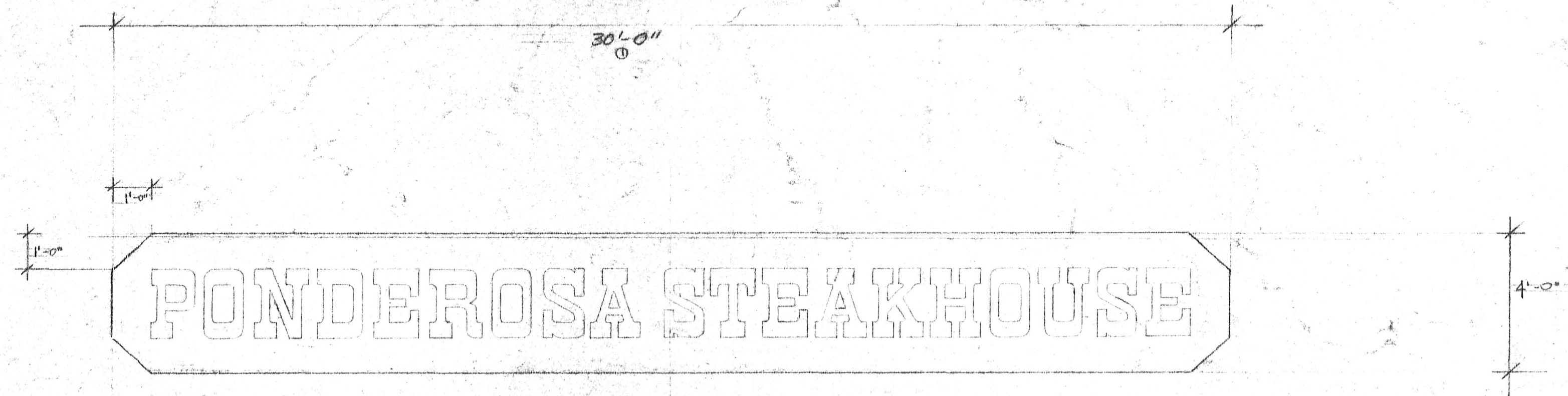
No. 782 Route 32, Windsor Highway, Town of  
New Windsor, N. Y.

SAID HEARING will take place on the 13th day of August,, 1979,  
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.  
beginning at 8 o'clock P. M.

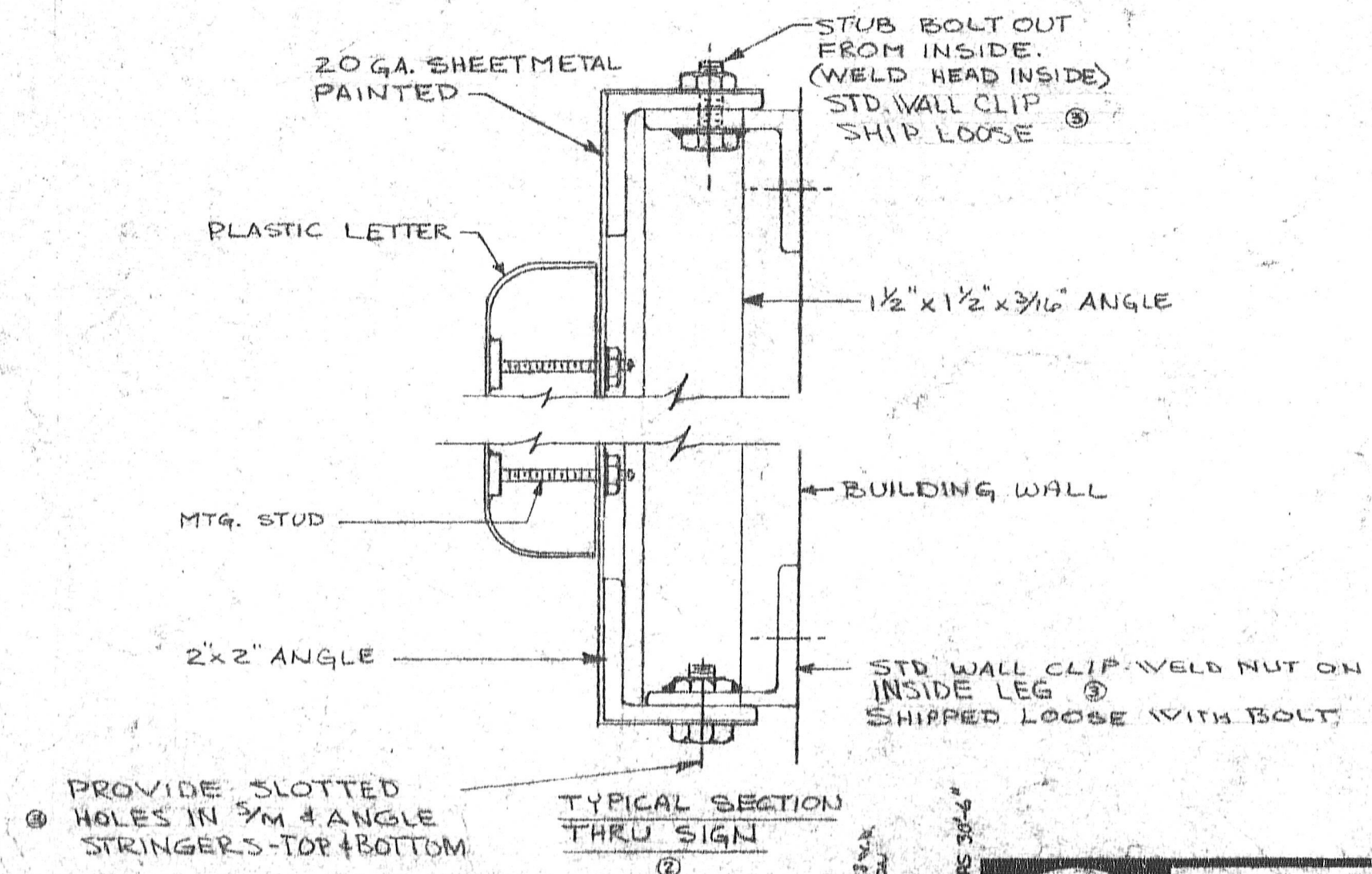
MARK STORTECKY,  
Chairman

Residential							thereon adequate garage or vehicular parking space for the number and in proportion to the size of the vehicles which so park, the minimum to be not less than 200 square feet per automobile in addition to 24 feet of driveway and backing and turning-out space.
R-4A Suburban Residential	1. Same as R-4. * 2. Two-family dwellings.	1. Same as R-4.	1. Same as R-4.	1. Same as R-4. <b>SIGNS</b>	1. Same as R-4.	1. Same as R-4.	
R-3 Multiple-Family Residential	1. Same as R-4A. * 2. Townhouses with central sewer and water.	1. Same as R-4A. * 2. Multiple-residence development subject to § 48-21F (central sewer and water).	1. Same as R-4A.	1. Same as R-4A.	1. Same as R-4A. 2. Multiple-residence dwellings: 1.5 spaces per each two-bedroom unit or less; 2 spaces for all other units. 3. Townhouses: 2 spaces per unit.	1. Same as R-4A.	
NC Neighborhood Commercial	1. Same as FP, Nos. 2, 3, 5. 2. Same as R-1, Nos. 4, 5. * 3. Retail stores and banks. * 4. Personal service stores, such as but not limited to barbershops, beauty parlors and tailor shops. * 5. Eating and drinking places. * 6. Business, professional or governmental offices. * 7. Service establishments furnishing services other than of a personal nature, but excluding gasoline filling stations and motor vehicle storage, repair or service. * 8. Theaters (except drive-in theaters). * 9. Clubs, such as fraternal, social, political, etc. * 10. Mortuaries and funeral parlors. * 11. Newsstands. * 12. Medical and dental clinics. * 13. Bicycle and specialty shops.	1. Same as FP, Nos. 4, 9. 2. Same as R-1, Nos. 2, 6. 3. Living quarters for not more than 1 family located within each permitted commercial building on each lot for the use of the owner or caretaker of such building, or of the owner or caretaker of the permitted use or uses housed in such buildings. * 4. Gasoline filling stations and service repair garages. * 5. Dry-cleaning establishments for pickup and delivery only. * 6. Laundromats not exceeding 30 machines' capacity. * 7. Trailers for business, office and commercial purposes not exceeding 6 months' duration. * 8. Local office, including but not limited to realtor, notary public, bondsman, attorney and insurance. 9. Eating and drinking places.	1. Same as R-5. 2. Accessory storage within a wholly enclosed permanent structure of materials, goods or supplies intended for sale, processing or consumption on the premises.	1. Same as R-5. 2. Business signs with a total sign area per establishment not to exceed 10% of sign wall area and in no event more than 50 square feet total sign face, subject to § 48-18. 3. Temporary promotional signs not exceeding 25 square feet total sign area and displayed for no more than 10 days in any one-month period.	1. Same as R-5. 2. Retail stores and shops: 1 space per 200 square feet of floor area in sales use. 3. Banks: 1 space per 300 square feet of floor area. 4. Business and professional offices: 1 space per 200 square feet of floor area. 5. Medical and dental clinics or offices: 4 spaces for each doctor or dentist, plus 1 space for each examining or treatment room. 6. Restaurants: 1 space for each 3 seats. 7. Gasoline service station: 4 spaces for each service bay, plus 1 space per 300 square feet of floor area outside of service areas. 8. Undertaking establishments and funeral homes: 10 spaces per parlor or chapel. 9. Laundromats: 1 space per 4 machines installed. 10. Theaters: 1 space per 4 seats.	1. Same as R-5.	5. Off-street loading berths. Where required by these regulations, off-street loading berths shall be provided consisting of 12 feet by 44 feet of loading space, 12 feet in height, with sufficient turning and backing areas. Berths shall be provided with a dustless surface and shall be screened in a manner precluding view from any public street or residential area. ("Residential areas" shall mean land zoned for residential use or actually in residential use.) No berth shall occupy any required yard. 6. Storage and disposal of solid waste. All uses listed herein shall be provided with facilities for storage and disposal of solid wastes. Storage areas shall be enclosed on a minimum of 3 sides and shall be screened in a manner precluding view from any public street or residential area. Exemption: solid waste receptacles for single-family dwellings, two family dwellings and townhouses may be placed at the roadside during periods of solid waste pickup authorized by the town Board. 7. Nonresidential performance standards. All uses listed herein shall be subject to performance standards set forth in § 48-17. 8. Prohibited uses in all districts. The uses which are listed in this section are prohibited in the town: A. Manufacturing uses involving primary production of the following products from raw materials: (1) Asphalt, cement, charcoal and fuel briquettes (2) Chemicals: aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, creosote, hydrogen, oxygen, industrial alcohol nitrates, potash, plastic materials and synthetic resins, pyroxylin, rayon yarn, and hydrochloric, nitric, phosphoric, picric and sulfuric acids. (3) Coal, coke and tar products, including gas manufacturing; explosives; fertilizers; gelatin, glue and size, animal. (4) Linoleum and oilcloth; matches; paints, varnishes and turpentine. (5) Rubber (natural and synthetic); soaps, including fat rendering; starch.
C Design Shopping	1. Same as NC. * 2. Outdoor amusement establishments, such as amusement parks, drive-in theaters, game farms, museum villages, kiddylands, golf driving ranges, swimming pools, beaches, skating rinks, racetracks and similar commercial amusement establishments, where the principal use is not carried on in enclosed buildings with floor areas greater than 1,500 square feet. * 3. Hotels or motels. * 4. Recreational motor vehicle and mobile home sales and accessory uses subject to the regulations of the Mobile Home Local Law. * 5. Used car sales. * 6. Wholesale sales and incidental storage, provided that all goods shall be stored in fully enclosed structures in conformance with the bulk regulations for buildings. * 7. Newspaper and job printing. * 8. Places of public assembly. * 9. Bowling alleys. * 10. Eating and drinking places. * 11. Any process of manufacture, assembly or treatment which is clearly incidental to a retail business or service conducted on the premises. * 12. Motor vehicle sales establishments for new motor vehicles. Used motor vehicle sales and repair and service garages shall be permitted only as accessory uses to new motor vehicle sales establishments located on the same lot.	1. Same as NC. 2. Lumber and building material and equipment sales and service. * 3. Schools of special instruction, such as secretarial schools, equipment operation schools, beautician schools and drafting schools.	1. Same as NC.	1. For uses in Col. A, No. 1: same as NC. 2. For uses in Col. B, No. 1: same as NC. 3. All other uses in Cols. A and B: business signs with a total sign area per establishment not to exceed 5% of sign wall area and in no event more than 80 square feet total sign face, subject to § 48-18.	1. Same as NC. 2. Retail stores and shops in centers comprising more than 50,000 square feet: 5.5 spaces per 1,000 square feet of gross floor area. 3. Hotels and motels: 1 space per room plus 1 space for each 2 employees in the maximum work shift. 4. Bowling alleys: 2 spaces per lane. 5. Motor vehicle sales: 1 space per 1,000 square feet of floor area. 6. Schools of special instruction: 1 space for each student or 1 space per 50 square feet of area in instructional use. 7. Wholesale establishments or warehouses: 1 space for each 2 employees in the maximum work shift or every 1,000 square feet of floor area, whichever is greater.	1. Uses in Col. A and Col. B, No. 1: same as NC. 2. For all other uses in Cols. A and B: 1 loading berth for 10,000 square feet of floor space or major fraction thereof.	
OLI Office	1. Same as FP, Nos. 1, 2, 3, 5. * 2. Professional business, executive and administrative offices and buildings. * 3. Businesses which combine office space with a warehouse or a center for the distribution of products wherein such warehouse or distribution center is incidental to the main purpose of the business. * 4. Businesses which combine office space with a research laboratory or its equivalent for the purpose of testing a product or products.	1. Same as FP, No. 4. 2. Same as NC, Nos. 7, 8.	1. Same as C. 2. Storage of goods, equipment, raw materials or products accessory to any permitted use.	1. For uses in Col. B, No. 3: same as NC. 2. For all other uses in Cols. A and B: 1 sign hung from an ornamental post set in the ground behind the property line or sidewalk line so as to be free of pedestrian traffic. No such sign shall exceed 20 square feet in area nor be more than 12 feet above ground level, measured from the top of the sign. Such sign shall not be illuminated by exposed tubes, bulbs or similar exposed light sources. There shall be no exterior spot	1. Same as C. 2. Laboratory or research offices and manufacturing uses: 1 space for every 2 employees in the maximum work shift, or 1 space for every 400 square feet of floor area, whichever is greater.	1. For uses in Col. A, No. 1, and Col. B, Nos. 1, 2, 3: same as NC. 2. All other uses: 2 berths for 15,000 to 40,000 square feet of floor space. For each additional 40,000 square feet of floor space or major fraction thereof, 1 additional berth.	B. The following processes: nitrating, of cotton or other materials, milling or processing of flour, feed or grain; magnesium foundry; reduction, refining, smelting and alloying of metal or metal ores; refining secondary aluminum; refining petroleum products, such as gasoline, kerosene, naphtha, lubricating oil; distillation of wood or bones; reduction and processing of wood pulp and fiber, including paper mill processes.





OVERALL DIMENSIONS: 4'-0" x 30'-0"  
 PRIMED PLASTIC LETTERS; PMS #122 COLOR.  
 SHEET METAL BACKGROUND; PMS #470 COLOR.  
 MATTE FINISH ON BOTH LETTER & BACKGROUND.  
 DURALOX PAINT ON BACKGROUND.  
 SCALE:  $\frac{3}{8}$ " = 1'-0"



ADDED NOTES 8-21-74  
 ADDED TYP. SECTION  
 8-21-74  
 CHANGED LENGTH W/ 30'-0"



DATE 11-4-75 SCALE 3/8" = 1'-0"  
 This design No. 75-100 was  
 created for the approval of the following:  
 Ponderosa Steakhouse  
 It remains our exclusive property and cannot  
 be duplicated without our written consent.  
 drawn by [Signature]



